



**Mount Street, Fleetwood, FY7 6LE**

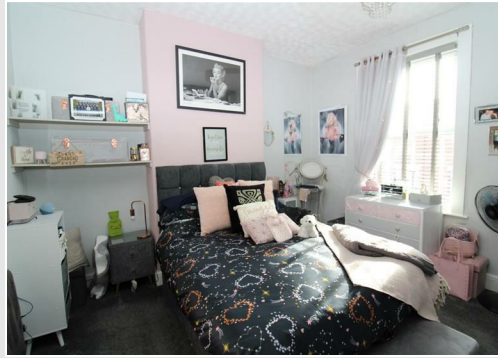
**Offers in the region of £110,000**





# 124 Mount Street, Fleetwood, FY7 6LE

## Offers in the region of £110,000



### Lounge

Good size living area with open access to the dining area. The room comes with gas central heating and an electric fire. The lounge also benefits from a double glazed window to the front.

### Dining Room

This room offers lovely dining space and has the benefit of French doors leading to the rear outdoor space, gas central heating and offer's some space under the stairs which is currently being used for a home office.

### Kitchen

Recently installed modern kitchen which offers a good range of wall and base units and worktop space. The kitchen also offers built in appliances along with laminated flooring and an access door leading to an outdoor area.

### Ground Floor Bedroom

Good size double bedroom with storage space. The room also benefits from gas central heating and a double glazed window. There is also a separate area with plumbing for a washing machine.

### Bedroom One

Large double room with fitted wardrobes and storage space above which also benefits from gas central heating and double glazing.

### Bedroom Two

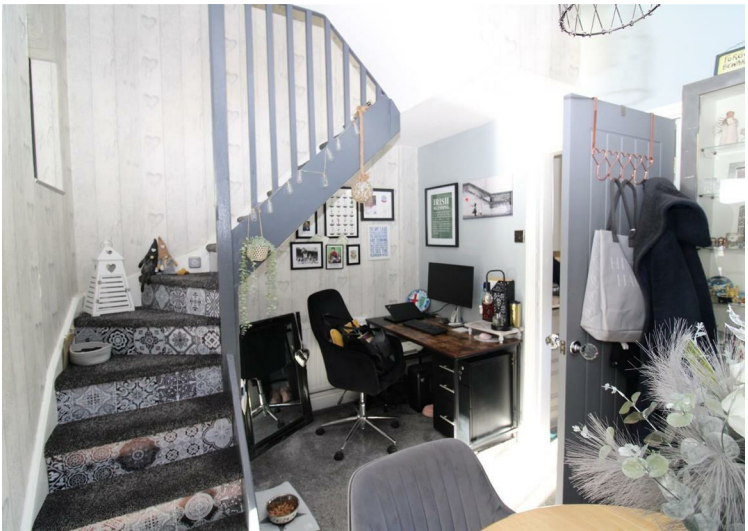
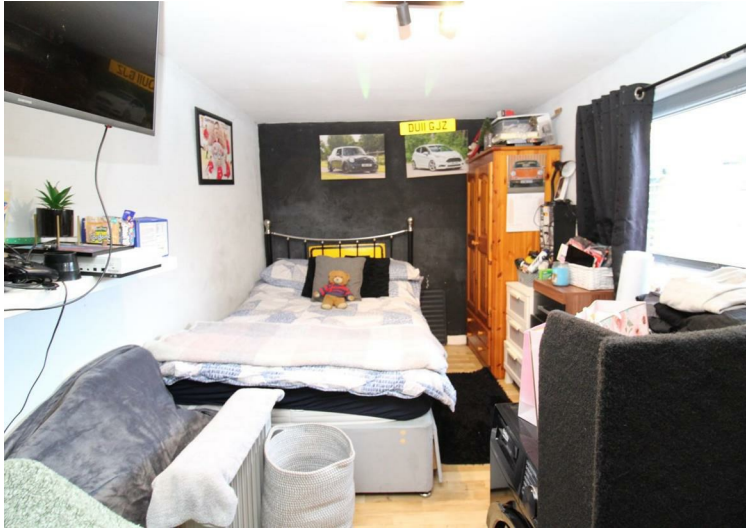
Small double room with fitted wardrobes, gas central heating and a double glazed window to the rear

### Bathroom

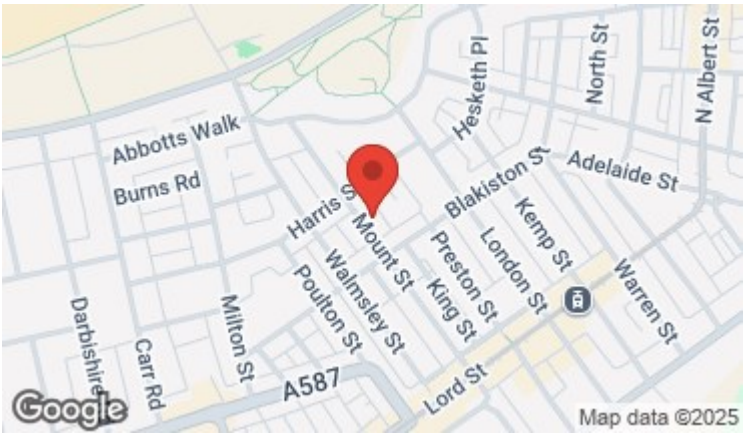
Newly fitted four piece bathroom suite with single panel bath along with corner walk in electric shower, low flush WC and wash hand basin with mixer tap. The bathroom also has the benefit of chrome wall heated towel rail and double glazed opaque window.

### Rear Outdoor Space

Access from kitchen onto the rear outdoor space which is covered with stones and has part paving. There is an access gate to passageway then a further gate leading to alley







Total Area: 79.7 m<sup>2</sup> ... 857 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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